029.0	0004	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	776,500 /	776,500
					USE VALUE:	776,500 /	776,500
					ASSESSED:	776,500 /	776,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOSTER-BATES REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	59 UNION SQUARE
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02143 Type:

PREVIOUS OWNER

Owner 1:	ADA PROPERTIES INC. -
Owner 2:	M/T THE NILES COMPANY -
Street 1:	268 SUMMER STREET
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02210

NARRATIVE DESCRIPTION

This parcel contains 4,999 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 1734 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4999.000	315,900	4,600	456,000	776,500
Total Card	0.115	315,900	4,600	456,000	776,500
Total Parcel	0.115	315,900	4,600	456,000	776,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.81 | /Parcel: 447.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 20293

GIS Ref

GIS Ref

Insp Date 08/19/17

!2447!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	315,900	4600	4,999.	456,000	776,500	776,500	Year End Roll	12/18/2019
2019	101	FV	253,300	4600	4,999.	484,500	742,400	742,400	Year End Roll	1/3/2019
2018	101	FV	253,300	4600	4,999.	353,400	611,300	611,300	Year End Roll	12/20/2017
2017	101	FV	237,500	4600	4,999.	307,800	549,900	549,900	Year End Roll	1/3/2017
2016	101	FV	237,500	4600	4,999.	262,200	504,300	504,300	Year End	1/4/2016
2015	101	FV	231,900	4600	4,999.	256,500	493,000	493,000	Year End Roll	12/11/2014
2014	101	FV	231,900	4600	4,999.	210,900	447,400	447,400	Year End Roll	12/16/2013
2013	101	FV	231,900	4600	4,999.	200,600	437,100	437,100		12/13/2012

PRINT

Date	Time
12/10/20	17:51:13

LAST REV

Date	Time
09/06/17	14:31:42

apro

TAX DISTRICT

PAT ACCT. 2447

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADA PROPERTIES	1369-99		6/10/2009	Intra-Corp	1,560,000	No	No		
GENERATION PROP	1218-115		3/1/2000	Intra-Corp	220,000	No	No		
DAVIDSON ARTHUR	1150-110		10/4/1995		180,000	No	No		B

USER DEFINED

Prior Id # 1:	20293
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/17/2009	Measured	372	PATRIOT
3/20/2000	Inspected	263	PATRIOT
2/17/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4999		Sq. Ft.	Site		0	80.	1.14	1									455,977						456,000	

Total AC/HA: 0.11476 | Total SF/SM: 4999 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 455,977 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33005178
Const Adj.:	0.98980004
Adj $ / SQ:	164.561
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429199
Depreciation:	113309
Depreciated Total:	315890

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

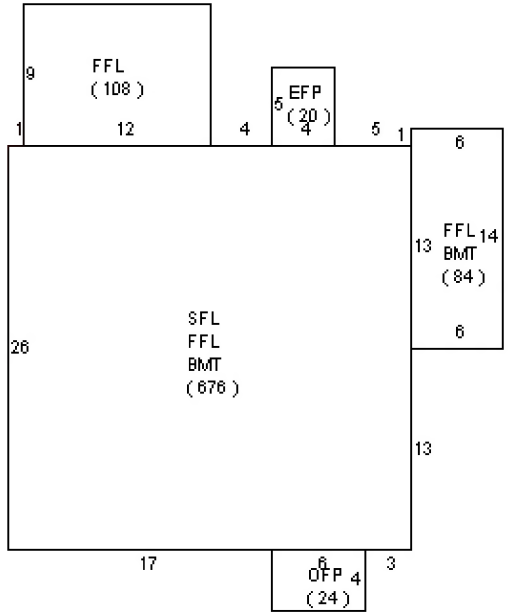
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.02
Special Features:	0	Val/Su Net:	134.54
Final Total:	315900	Val/Su SzAd	204.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	868	164.560	142,839
BMT	Basement	760	57.390	43,617
SFL	Second Floor	676	164.560	111,243
OFP	Open Porch	24	43.550	1,045
EFP	Enclos Porch	20	71.860	1,437

Net Sketched Area:	2,348			Total:	300,181
Size Ad	1544	Gross Are	2348	FinArea	1734

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1939	22.31	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600